



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300005915 Parcel ID 2001-00-037-001-0-002-00 Cadastral ID 2001-037-001-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 24630 DUVALL, BRIAN & CATINA L. DUVALL PO BOX 233 LAVERNE OK 73848- Parcel Location Situs 00401 SW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0001 / 0037 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-037-001-0-002-00_002.JPG 2/28/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count	3	
Units Buildable	10500	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		2001-00-037-001-0-002-00_002.JPG
Adjustments		2/28/2023
Lot Value	4,200	

Residential Data	
Type	6 Mobile Home 44 x 28
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Quad Wide
Exterior Wall	100% Hardboard Lap
Base/Total Area	1,232 / 1,232
Style	100% Quad Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 16

GRM Approach
GRM Code
Gross Rent Indicated Value

Multiple Regression
MRA Code
Adjusted R Indicated Value

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables Indicated Value		

Cost Approach		Manual :	
Base Cost	54.15	Total Misc Impr	+ 2,515
Roofing Adj	+ 2.77	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 84,123
Heat/Cool Adj	+ 3.59	Depreciation (38%)	- 31,967
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,156
Adj Base Cost	= 66.24	Lot Value	+ 4,200
Total Area	x 1,232	Indicated Value	= 56,356
Adjusted Cost	= 81,608	Value Per SqFt	45.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,156		
Lot Value	4,200		
Indicated Value	56,356	45.74	Per SqFt
Agland Value			
Site Improvements	1,043		
Total Value	57,399	46.59	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	8784	16x6		96	26.20	2,515



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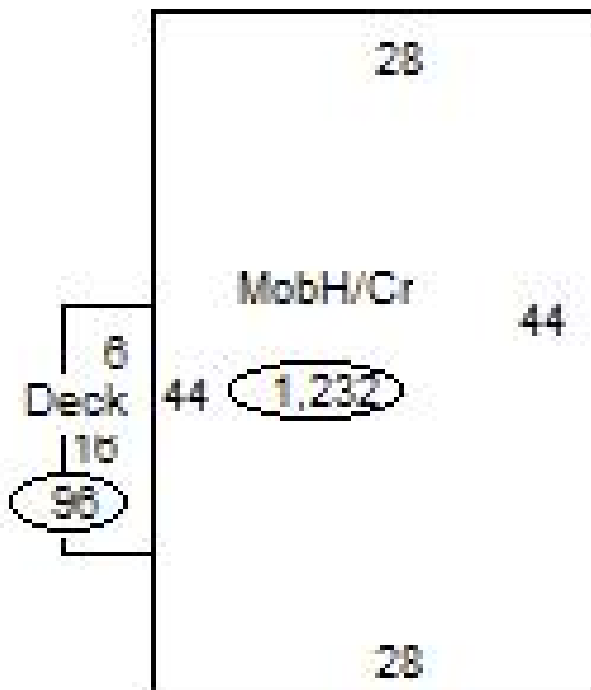
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Sketch Image

300005915



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	16	Crawl	30	MobH/Cr	1,232	1.000	1,232
2	M	WODO		30	Deck	96	1.000	96
Total Building Area						1,232		1,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	26x12x8		Formed Metal	312	
	Qual	3	Cond 3	Year	2010	Eff Age	16
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (8.36 x 312)	2,608		2,608	1,565	1,043